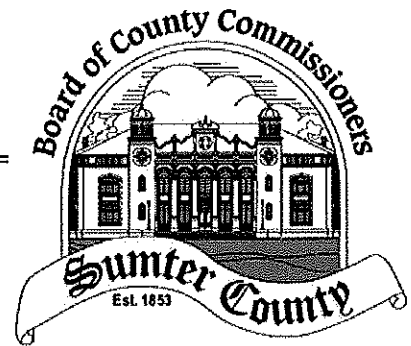


Board of County Commissioners

Sumter County, Florida

7375 Powell Road • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



Memo

To: Aimee Webb, Development Coordinator
From: Bradley Arnold, County Administrator *BA*
Date: January 17, 2012
RE: Assisted Living Facility Fire Impact Fee

As you recommended, the methodology in your memorandum attached is approved due to its consistency with the prior approval dated December 3, 2008, which is also attached.

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215 East McCollum Avenue
Bushnell, FL 33513

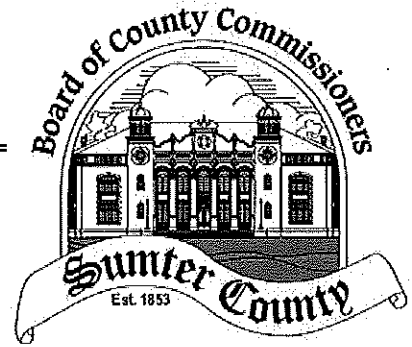
County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

Board of County Commissioners

Division of Planning & Development

Development Review

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Website: <http://sumtercountyfl.gov/DevelopmentReview>



Memo

To: Bradley Arnold, County Administrator
From: Aimee Webb, Development Coordinator (AW)
Date: January 17, 2012
RE: Assisted Living Facility Fire Impact Fee Recommendation

- On January 13, 2012, Tina Chavez and I met with Charlie Jennings, Harbor Retirement Associates, LLC, regarding a proposed Assisted Living Facility (ALF) within the Villages' Fire Response Area.
- The Villages' Fire Impact Fee District does not have an ALF category, but does have a nursing home category (\$5.30 per sf).
- Based on a previous determination in December 2008 (see attached), we allowed an impact fee collection based on a mixed use of nursing home and apartment units.
- Site specs – (Mr. Jennings maintains this is not a nursing home).
 - Proposed facility will be 85,337 gsf, including 44,774 sf (92 units) for the residential apartments and 40,563 for the circulation/common areas, including dining room and kitchen (see attached floor plan).
- Fees –
 - Nursing Home (\$5.30 per square foot) $85,337 \text{ sf} \times \$5.30 = \$452,286.10$
 - Apartment Building (\$243.36 per unit) $92 \text{ units} \times \$243.36 = \$22,389.12$
 - Mixed Use (average of two above rates based on previous determination) $(\$452,286.10 + \$22,389.12) / 2 = \$237,337.61$

Aimee Webb
Development Review Coordinator
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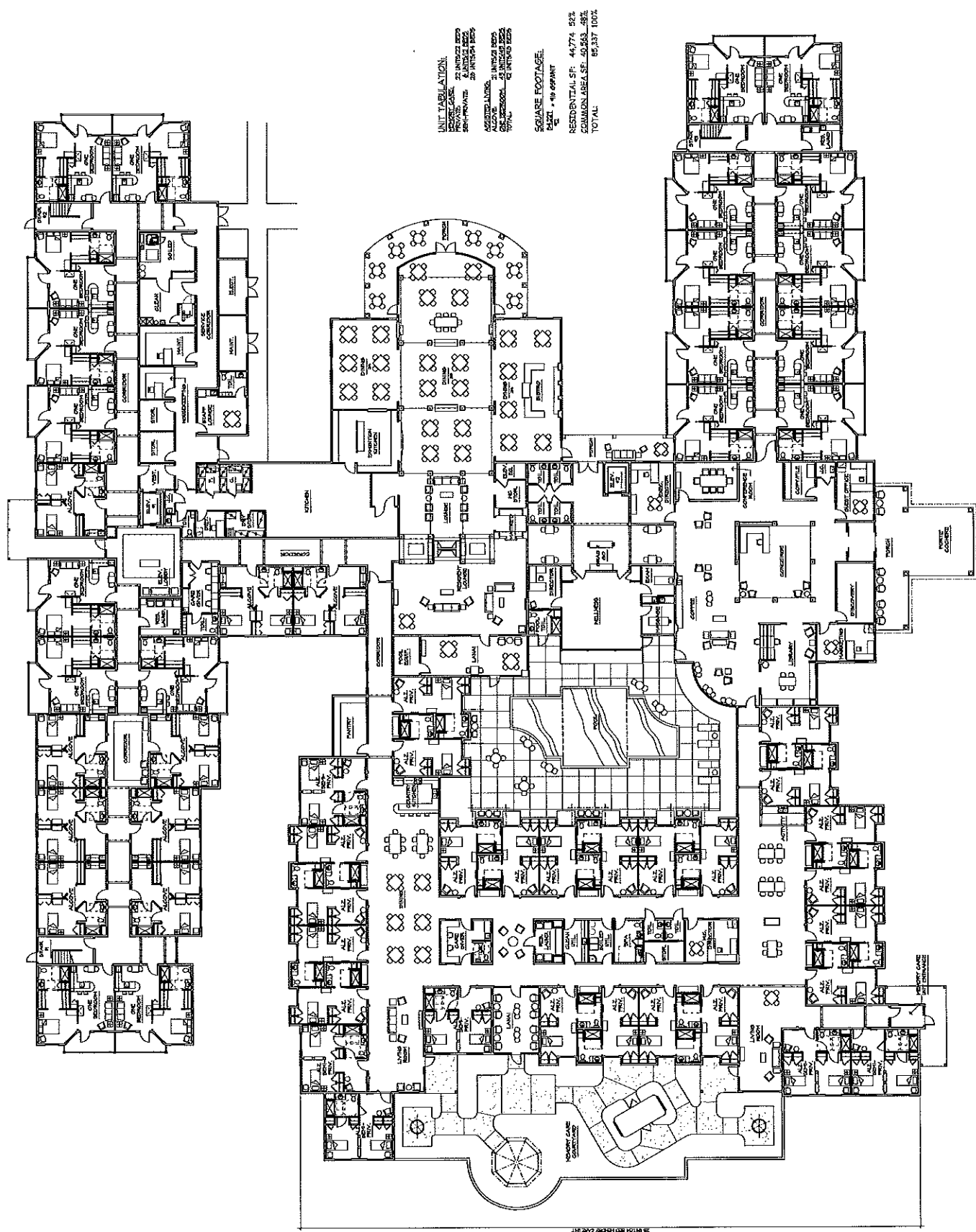
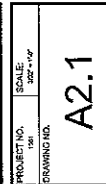
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Randy Mask, Dist 5
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Home: (352) 793-3930
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Recommendation:

Based on the information provided by the developer and a previous determination to allow a similar ALF to use a mixed use fee, I recommend using the mixed use fee of \$237,337.61. The developer is amenable to this fee rather than submitting an alternative impact fee study.

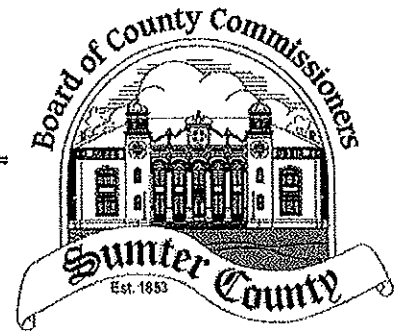
Please let me know if you need anything additional to make your determination.



Board of County Commissioners

Sumter County, Florida

910 N. Main Street, Room 201 • Bushnell, FL 33513-6146 • Phone (352) 793-0200 • FAX: (352) 793-0207
Website <http://sumtercountyfl.gov>



Memo

To: Bradley Arnold, County Administrator
From: Tina Chavez, Impact Fee and Assessment Coordinator
Date: December 3, 2008
RE: Assisted Living Facility Fire Impact Fee Recommendation

Facts:

- On or around November 12, 2008, I was contacted by Christopher Germana, Kimley-Horn and Associates regarding the possible development of an Assisted Living Facility (ALF) within the Villages DRI.
- Village Fire Impact Fee District does not have an ALF category, but does have a nursing home category.
- Randy Young, Young and Associates, and consultant for Fire Impact Study, was contacted by Sumter County Staff (e-mail attached) and noted
 - A) Facility could be assessed as nursing home if it had similar uses.
 - or
 - B) If facility had mix usage between nursing home and apartment complex impact fee the two rates could be averaged and applied to facility.
- Site specs – (Mr. Germana maintains facility is not a nursing home).
 - Proposed project has 84 residential units, 80000 square feet.
 - Facility will include community space throughout the building, including dining room, and kitchen (that will prepare meals for residents).
 - Facility will not include nursing stations, or medical equipment maintained by facility staff (one centrally located medical office will be located near staff office).

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Bushnell, FL 33513

County Attorney
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Post Office Box 485
Brooksville, Florida 34605

- Fees —

- Nursing Home (\$5.30 per square foot) \$424,000.00.
- o Apartment building (\$243.36 per unit) \$ 20,442.24
- o Mixed use (an average of two above rates and consultant's suggestion)
\$222,221.00.

Recommendation:

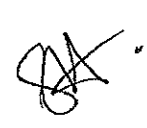
Based on drawing provided the structure appears to be a mixed use; therefore I recommend mixed use fee of \$222,221.00. This fee is compatible to the County Fire Impact Fee for a group home.

Alternative:

Mr. Germana was also notified that developer can do an independent impact fee study for this facility and submit findings to Sumter County for our consideration.

Please let me know if you wish to discuss this project in greater detail, or if you need any further information. Once you have made your decision, I will communicate it back to Mr. Germana.

Submittal

12-4-08
Brad agrees to mixed use.
Company may have study
perfor med. 

Chavez, Tina

From: Christopher.Germana@kimley-horn.com
Sent: Wednesday, November 12, 2008 9:55 AM
To: Chavez, Tina
Subject: ALF Fire impact fees

Tina,

I just want to follow up with you on the fire impact fees for an ALF in The Villages. Did you get info back from the consultant on this?

Thanks,

Christopher Germana, P.E. (FL)



Kimley-Horn
and Associates, Inc.

Kimley-Horn and Associates, Inc.
3404 Southern Trace
The Villages, Florida 32162
Phone: (352) 259-2232
Fax: (352) 259-1584
Cell: (352) 516-4303
www.kimley-horn.com

12/3/2008

From: Randy Young [RYOUNGHYCO@aol.com]
Sent: Thursday, November 06, 2008 3:15 PM
To: Chavez, Tina
Subject: Re: Sumter County - Fire Impact Fee
Tina--

If the assisted living facility has central dining, kitchen and other central facilities, such as administrative offices, nurse's office, exercise room, etc., you could use the nursing home rate. If it has very few of these central facilities, it would be somewhere between nursing home and apartments, so you could average those two rates per unit to estimate the fire impact fee for the assisted living facility.

Randy Young
Henderson, Young & Company
8060 - 165th Ave. NE, Suite 220
Redmond, WA 98052-3935
(425) 869-1786
Fax: (425) 869-5669

On Nov 6, 2008, at 11:32 AM, Chavez, Tina wrote:

Good afternoon Randy,

We have a developer that is looking to build an assisted living facility in the Villages Fire Impact Fee District. Currently we do not have a fee schedule for an assisted living facility. The structure in question will be 80,000 sq ft with about 80 living units. Would this fall into the nursing home category or more like an apartment building (per residential units)?

Thank you for your attention in this matter.

Tina Chavez
Impact and Assessment Programs Coordinator
Board of Sumter County Commissioners
910 North Main Street, Ste. 309
Bushnell, FL 33513
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352-793-0207 ~ fax
Tina.Chavez@sumtercountyfl.gov

***** Important Notice *****

The Board of Sumter County Commissioners is a public agency subject to Chapter 119 of Florida Statutes concerning public records.

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Chavez, Tina

From: Chavez, Tina
Sent: Thursday, November 20, 2008 10:17 AM
To: Howell, Sandee
Subject: FW: ALF Fire impact fees

Please provide me with feed back.

The County has been approached by a developer of an adult living facility (ALF) within the Villages Fire Impact District. Currently the fire impact fee schedule does not have a specific category listed for ALF, we have a nursing home or residential that is available for our consideration. After reviewing the drawings and speaking with their engineering consultant, it is my opinion this project leans more towards an "apartment" type (therefore residential) usage. In discussing this project with Mr. Germana, I am told this structure is will not include any "patient" type settings, no oxygen, nurses' stations, and all residents will have the ability to move about at their own.

I have been in touch with Randy Young (Young & Associates) and have attached our final e-mail correspondence.

In making this consideration the County will be setting a standard of consideration for future ALF developments, until the update study comes on line.

Tina Chavez
Impact and Assessment Programs Coordinator
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Unit 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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DASHED LINE IS EXTERIOR
LOADBEARING WALL ABOVE.
HOW DO WE ALIGN IT WITH
STRUCTURE BELOW?

IN-TO MARKET CASE UNIT

THESE 22 UNITS ARE ADDED BACK
IN FOR A TOTAL OF 85 UNITS

"84-UNIT" GROUND FLOOR

Ground Floor Area	= 35,388 s.f.
Second Floor Area	= 30,580 s.f.
Total Floor Area	= 65,978 s.f.

